

La Bajada Ranch



KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE MADE THESE LANDS SHOWN HEREON TO BE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE SAID OWNERS' NEW PUBLIC ACCESS AND UTILITY EASEMENTS CREATED BY THIS PLAT. EXISTING UTILITIES NOT SHOWN ARE HEREBY GRANTED TO THE PUBLIC UTILITY COMPANIES. THIS REFRAIT COVERS 470.55 ACRES, MORE OR FEWER.

THE PUBLIC UTILITY COMPANIES ARE GRANTED EASEMENTS A HERETOIN FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPAIR OF SUCH UTILITIES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO IN AND EGRESS; (BOTH SURFACE AND SUBSURFACE) FOR THE SAID MACHINERY AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID FACILITIES.

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/27/09 BY RICARDO R. BORRERO, PRESIDENT, NEW MEXICO BUILDING PRODUCTS INC., AS MANAGER OF THE COMPANY.

- REFERENCE DOCUMENTS:
1. 104 AC. EXEMPTION SURVEY PLAT PREPARED FOR SANTA FE CO. RECORDED FEB. 5, 2006 IN BOOK 614 PAGE 34.
 2. LOT LINE ADJUSTMENT PLAT PREPARED FOR LOS ATREVIDOS LOT PARTNERSHIP OF PROPERTIES WITHIN MESA DE JUANA LOPEZ GRANT SECTIONS 6 THRU 11 AND 20 THRU 23, 115N, R7E, LOT 2 SEC 115N, R7E, SECTIONS 5 THRU 8, 115N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO, PREPARED BY EDWARD M. TRULLIO, N.M.P.S. NO. 14812, DATED NOV. 14, 1984 AND RECORDED IN BOOK 290 PAGES 017-118 OFFICE OF THE SANTA FE COUNTY CLERK, NEW MEXICO.
 3. LOT LINE ADJUSTMENT PLAT PREPARED FOR LOS ATREVIDOS LOT PARTNERSHIP OF PROPERTIES WITHIN MESA DE JUANA LOPEZ GRANT SECTIONS 6 THRU 11 AND 20 THRU 23, 115N, R7E, LOT 2 SEC 115N, R7E, SECTIONS 5 THRU 8, 115N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO. THIS PLAT IS TO AMEND EXISTING TRACT BOUNDARIES IN EDWARD M. TRULLIO N.M.P.S. NO. 12155, DATED JAN. 28, 1998 RECORDED IN BOOK 380 PAGES 014-015 IN THE OFFICE OF THE COUNTY CLERK, NEW MEXICO.

- ADJOINER TRACT INFORMATION:
- A. N/F GRILL LIVING TRUST, JOE AND LINDA DEED INSTRUMENT NO. B. N/F GRILL LIVING TRUST, JOE AND LINDA DEED INSTRUMENT NO. C. N/F PAUL J. AND JANE E. HOLLENBACH DEED INSTRUMENT NO. D. N/F EUGENE M. AND HELEN E. BOSTWICK DEED BK. 1521 PG. 6. E. N/F TRUSTEES OF THE CHRISTINA BORRERO DEED INSTRUMENT NO. F. N/F HENRIETTA AND MARCELA C. GURULE DEED BK. 518 PG. 6. G. N/F DANIEL A. GURULE DEED BK. 319 PG. 118. H. N/F MARY AND MANUEL MONTAÑO DEED BK. 438 PG. 933. I. N/F MELINDA AND HENRY GARCIA'S DEED BK. 59 PG. 281. J. N/F LAUREN CANTEN DEED BK. 1521 PG. 549. K. N/F RANCHO DE DONALDES DEED BK. 635 PAGES 572-574. L. N/F PEARSON MARY HELEN JOHNSON DEED BK. 1480 PG. 268.

SURVEYORS CERTIFICATE:

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND I CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THE SURVEY COMPLETED ON THE 25th DAY OF NOV. 2009. THIS SURVEY IS IN ACCORD WITH THE BEST OF MY KNOWLEDGE AND BELIEF, AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OF TRACTS AND A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

EDWARD M. TRULLIO, N.M.P.S. #12352
TITLE AND RECORDS INFORMATION FOR COUNTY CLERK

BOUNDARY & EASEMENT PLAT OF LOTS 4G, 4H AND 4I WITHIN RANCH AT SANTA FE CANYON 140 AC. EXEMPTION SURVEY PLAT RECOR PLAT BOOK 614 PAGE 034, SECTIONS 10, 11, 12, & 13 T15N R7E SECTIONS 5, 6, & 7 T15N, R8E, NMPM, & SIO DE JUANA LOPEZ GRANTS, SANTA FE COUNTY NEW MEXICO.

PERIMETER

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	18734.36°	1366.50'	443.03'	441.11'	N41°34'56"E

PERIMETER

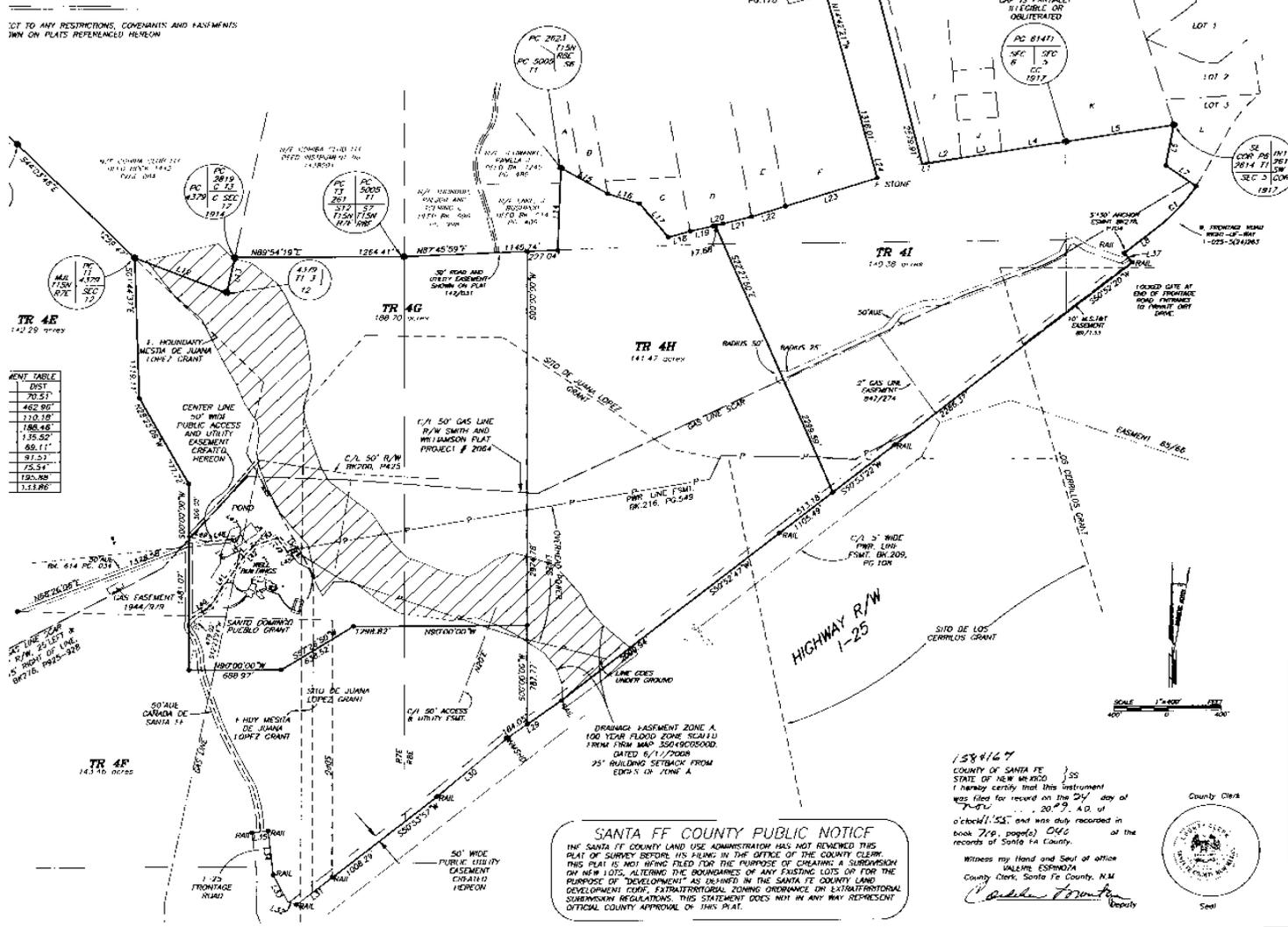
LINE	BEARING	DIST
L1	N82°27'54"E	54.62'
L2	N80°17'38"E	239.57'
L3	N80°46'39"E	305.98'
L4	N80°44'12"E	485.54'
L5	N82°06'23"E	319.27'
L6	S10°24'20"W	379.55'
L7	S53°47'21"E	201.81'
L8	S59°52'31"W	312.98'
L11	S44°22'32"E	267.87'
L12	S67°49'25"E	144.98'

PERIMETER

LINE	BEARING	DIST
L13	N174°41'07"E	269.01'
L14	N82°06'10"E	652.62'
L15	S59°19'33"E	406.76'
L16	S77°30'18"E	251.44'
L17	S38°41'17"E	342.64'
L18	N74°12'45"E	109.80'
L19	N76°13'20"E	174.65'
L20	N72°00'00"E	22.82'
L21	N25°55'46"E	218.02'
L22	N71°58'00"E	286.32'
L23	N72°00'23"E	219.29'
L24	N14°18'22"W	192.33'

PERIMETER

LINE	BEARING	DIST
L25	N14°30'40"W	692.76'
L26	S33°41'05"W	500.61'
L27	S48°32'42"W	200.32'
L28	S50°21'42"W	341.74'
L29	N89°42'51"W	68.89'
L30	N27°13'15"W	240.21'
L31	N08°02'53"W	350.26'
L32	S84°17'47"W	120.64'
L33	S39°15'46"E	95.81'



MEASUREMENT TABLE

70.57
462.80'
110.18
186.46
135.52
68.11
87.57
75.57
121.88
133.86

SANTA FE COUNTY PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATION HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE IT BEING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF DEVELOPMENT AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE. EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

158467
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that on the 25th day of NOV. 2009, A.D. of 158467, ... 2009, A.D. of 158467, ... was filed for record in the records of Santa Fe County.
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.
Seal

La Bajada Ranch Plat Map

La Bajada Ranch Findings of Fact:

Location: La Cienega and La Cieneguilla Community Planning Area Boundary

Boundary & Easement Plat of Lots 4G, 4H, and 4I: Filed on November 24, 2009 and recorded in Book 710, page 040, Santa Fe County

Warranty Deed: Filed November 25, 2009 (Total acres: 470.55)

- Tract: 4 G @ 188.70 acres (west tract)
- Tract 4H @141.47 acres (middle tract)
- Tract 4 I @140.38 acres (east tract)
- Subject to easements of record (Gas, electric, telephone)
- Excludes ownership to all oil, gas, hydrocarbons or minerals of whatever nature, within and underlying the premises

Purchase Price: \$7,000,000.

Appraised Price: \$7,520,000. (August 28, 2009)

Water Rights: 3 acre feet, domestic well: RG-29242-S

Applicable Community Plan: La Cienega and La Cieneguilla Community Plan, adopted via Resolution 2001-117 on August 14, 2001

- Current status of Plan: The community plan is being revised to reflect land use changes in the planning area boundary and consistency with the Sustainable Growth Management Plan (SGMP). Plan is expected to be complete by 2012.
- The text of the document is being revised to include SGMP directives applicable to the planning area.
- A future land use map has been drafted to illustrate proposed future land uses that include La Bajada Ranch and other adjacent private properties.

Applicable Ordinances: Santa Fe County Ordinance No. 2002-9: La Cienega and La Cieneguilla Traditional Community Planning Area and La Cieneguilla Traditional Community Zoning District. Current applicable provisions include:

- Zoning Density: Basin Fringe, maximum density is one dwelling unit per 50 acres
- Proof of 100 year water supply & covenants: one dwelling per 12 acres
- Density transfers allowed for preservation of community assets
- No new commercial zoning
- Community service facilities are permitted

Applicable Master Plan: Revised and Amended Master Plan for Santa Fe Canyon Ranch, LLC Final Order filed March 10, 2009. Master Plan approval is valid for a period of five years from the date of approval by the Board of County Commissioners (BCC) per Art. V, Sec.5.2.7 of the Code.

- Phase 1 and Phase 2 two of the master plan applies to County property:
- Phase 1: 80 Lots on 200 acres with an average density of 1 D/U per 2.5 acres
- Phase 2: 76 Lots on 199 acres with an average density of 1 D/U per 2.62 acres

Existing Site Conditions:

- Alamo Creek with large Cottonwoods/riparian corridor
- Bonanza Creek arroyo with intermittent flows
- Fema 100 Year Flood Zone at Alamo Creek
- Slope conditions: range from 0-30%
- Vegetation: primarily open juniper woodland, interspersed with short grasses and associated shrubs and forbs.
- Archaeological Sites: 54 sites (seven were previously recorded) with 38 considered "significant" under Article VI, Section 3.2.13 of the Santa Fe County Development Code. Approximately 14 archeological sites are located within the three tracts.
- Soils: There are seven Soil Associations found on the site.
- Wildlife: federally endangered species (the southwest Willow Flycatcher) and a federally threatened species (the Mountain Plover) are/may be present on the subject property.

Access:

Road Access on the southwest via I 25 frontage road over the Thompson Overpass. East access via unpaved road off of Entrada La Cienega

POTENTIAL SCENARIOS FALL INTO FIVE BASIC CATEGORIES:

1. Community and Economic Development
2. Preservation and conservation
3. Sell Property
4. Exchange Property
5. Do nothing

Suggested Uses for La Bajada Ranch - We have received several suggestions for potential uses for the Ranch. These include:

- Film Location
- Algae Production
- Equestrian Uses
- Educational Uses
- Therapeutic Riding Center
- Equine Arts Institute
- Sustainable Grazing
- Variety of Non-Profit Groups
- Veteran's Center

LA BAJADA GATEWAY CENTER

THIS CONCEPT IS SUPPORTED BY THE RECENT LA CIENEGA LAND USE SURVEY, NOVEMBER 2010.

THIS AREA IS AN ENTRY WAY INTO NOT ONLY THE EXTRAORDINARY LA BAJADA AREA BUT ALSO INTO THE COMMUNITY OF LA CIENEGA, THE CITY OF SANTA FE AND OTHER PARTS OF THE COUNTY.

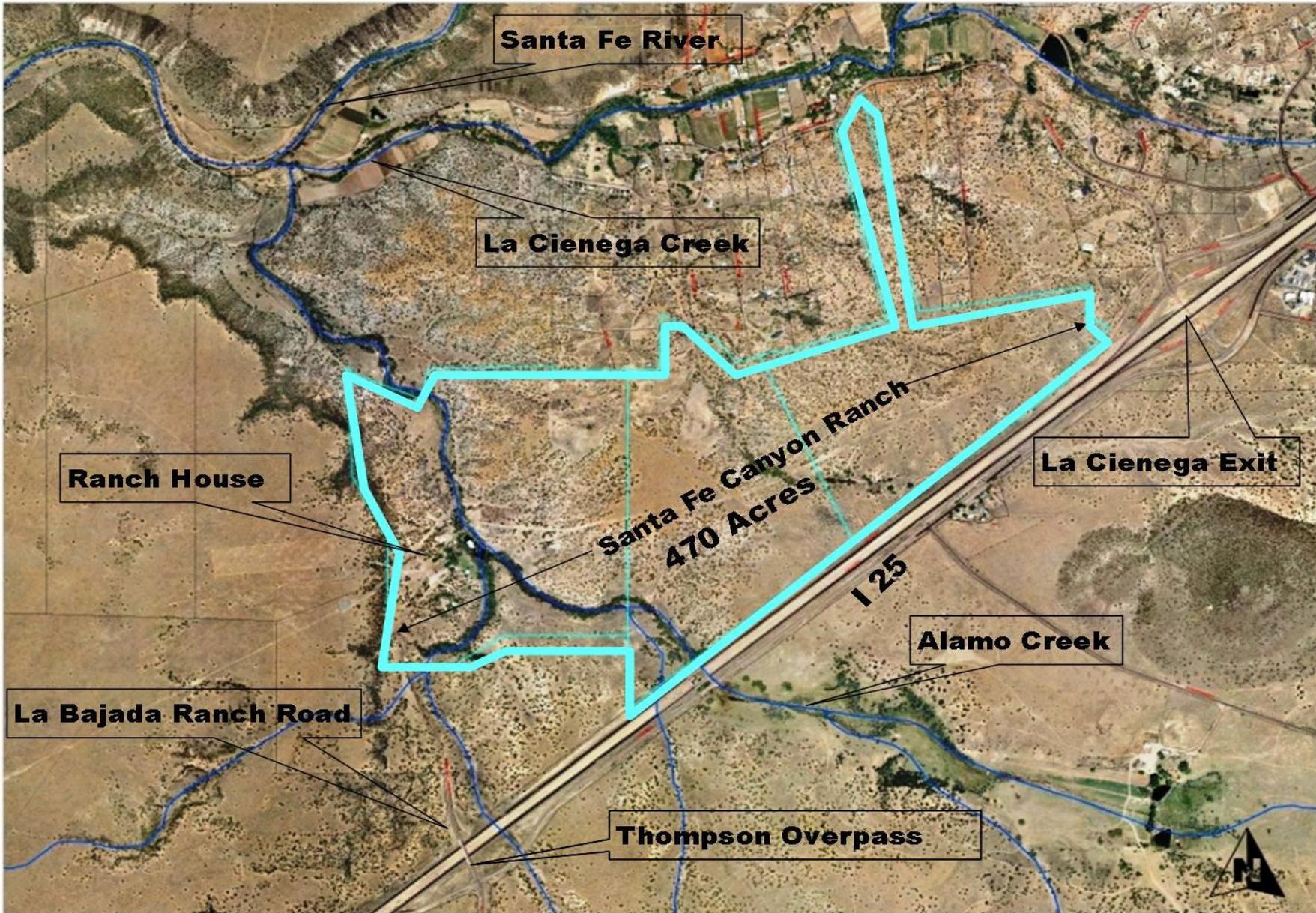
THIS PROJECT WOULD INCLUDE THREE PARTS:

CONSERVATION/RESTORATION PROJECT TO PROTECT THE UNIQUE RIPARIAN AREA IMMEDIATELY ADJACENT TO THE EXISTING RANCH HOUSE.

DEVELOPMENT OF A COMMUNITY EVENT CENTER AND PARK AND RECREATION AREA TO PROVIDE RECREATIONAL USES AND A CENTER THAT COULD ULTIMATELY BE DESIGNED TO HOST COMMUNITY EVENTS, WEDDINGS, PARTIES AND SMALL CONFERENCES AND EVENTS.

DEMONSTRATION PROJECTS TO PROVIDE A CENTER FOR BOTANICAL, AGRICULTURAL AND SMALL ALTERNATIVE ENERGY PRACTICE.

IN ADDITION, THESE THREE PROJECTS WOULD ALSO SET UP THE FOUNDATION AND FOCAL POINT FOR A POTENTIAL ECOTOURISM CONCEPT THAT WOULD INVOLVE OTHER PARTS OF THE COUNTY, ESPECIALLY THE TURQUOISE TRAIL COMMUNITIES OF CERRILLOS AND MADRID AND THE GALISTEO BASIN.



Santa Fe River

La Cienega Creek

Ranch House

**Santa Fe Canyon Ranch
470 Acres**

La Cienega Exit

La Bajada Ranch Road

I 25

Alamo Creek

Thompson Overpass

SANTA FE CANYON RANCH





Facilities:

Main House: @ 4229 Sq Ft. - Guest House: @ 1,599 Sq Ft

Other Facilities:

**2 Story Barn - Attached Garage - Swimming Pool - Tennis Court
Agriculture/ranch infrastructure—chicken coop, corrals, spring box**

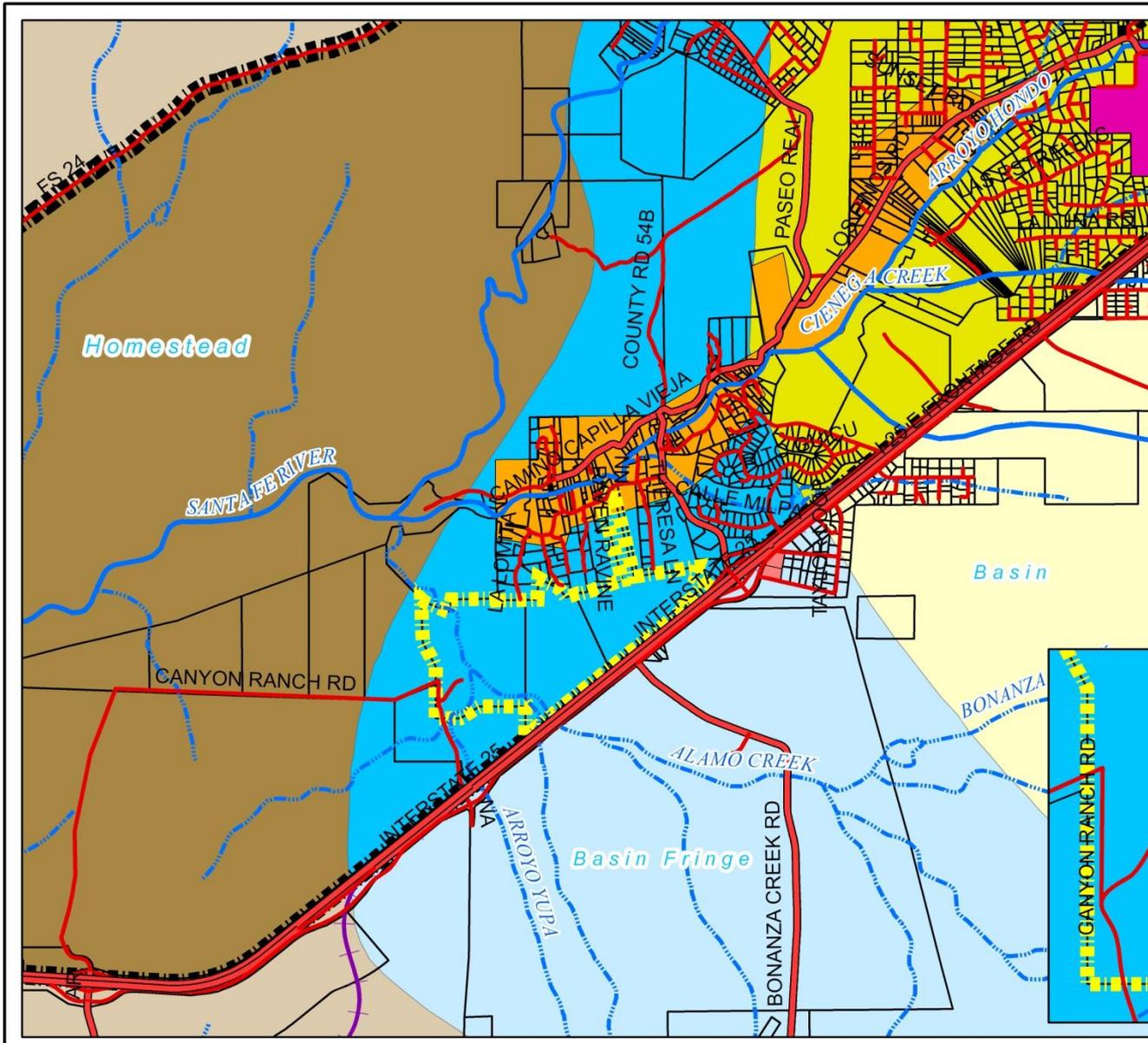
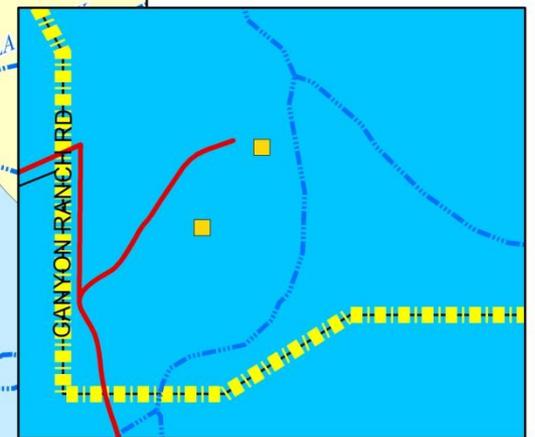


Santa Fe County Santa Fe Canyon Ranch Current Zoning

Legend

-  Santa Fe Canyon Ranch County-Owned Land
-  Parcels
-  Minor Roads
-  Major Roads
-  Major Streams and Arroyos
-  Minor Streams and Arroyos
-  La Cienega/La Cieneguilla THC Planning District
-  La Cienega Traditional Community
- La Cienega Hydrologic Zones**
 -  BASIN
 -  BASIN FRINGE
 -  HOMESTEAD
- Non-Residential Zoning**
 -  Community Commercial
 -  Mixed Use
- County-Wide Hydrologic Zones**
 -  BASIN
 -  BASIN FRINGE
 -  HOMESTEAD

Ranch House Site

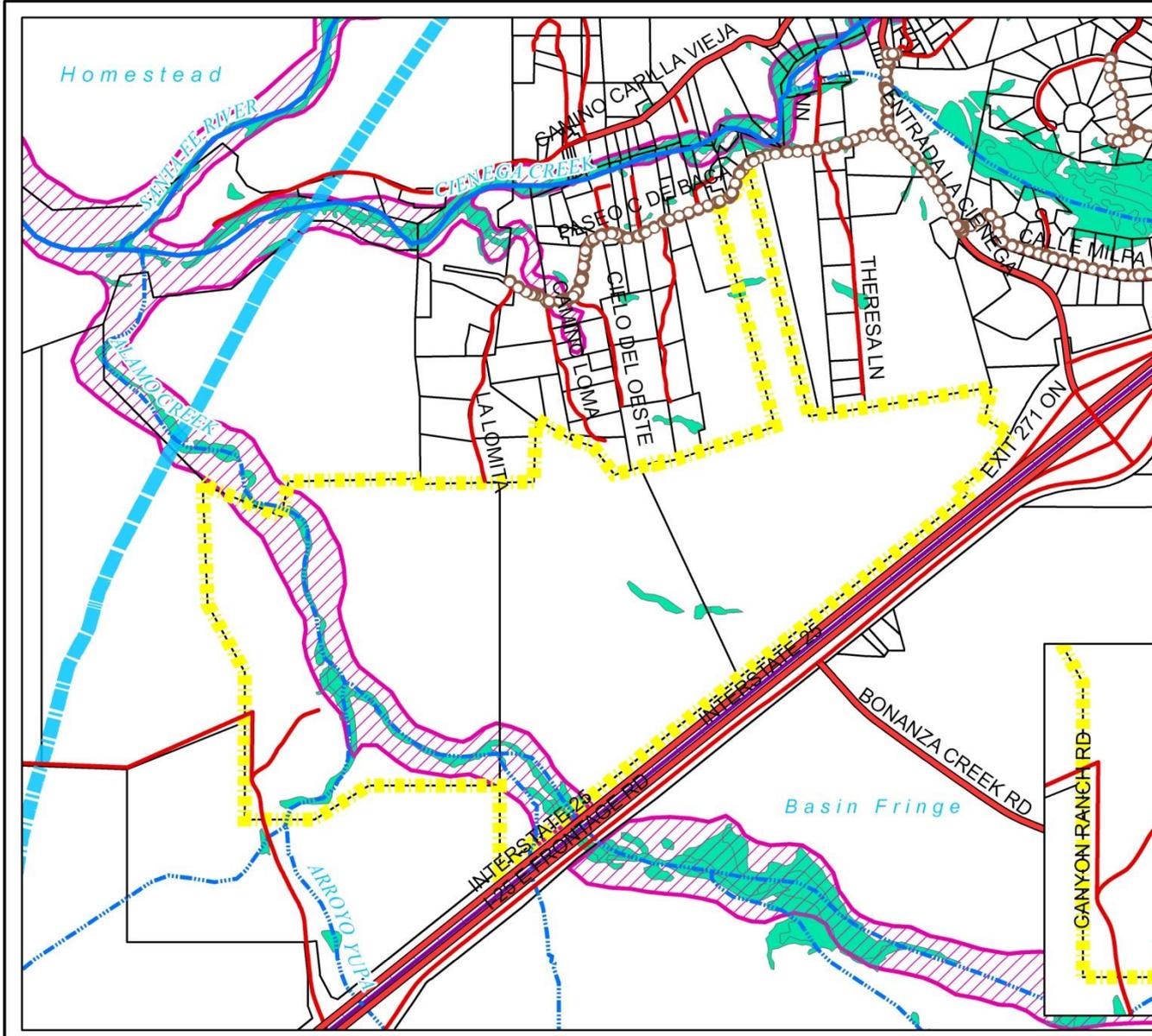
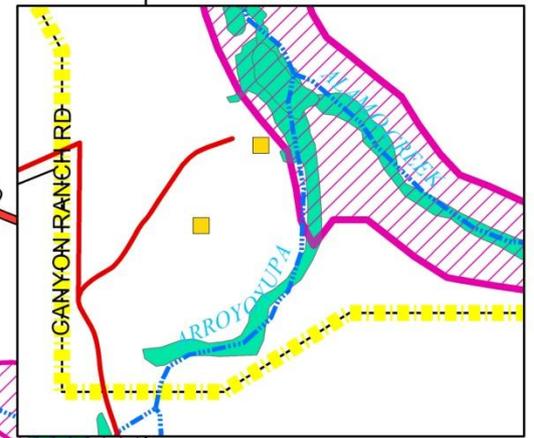


Santa Fe County Santa Fe Canyon Ranch Hydrology

Legend

-  Santa Fe Canyon Ranch County-Owned Land
-  Parcels
-  Santa Fe County Water Pipes
-  Minor Roads
-  Major Roads
-  Hydrologic Zones
-  Major Streams and Arroyos
-  Minor Streams and Arroyos
- Wetlands**
- 
- FEMA 100-Year Flood Zones**
-  A
-  AE

Ranch House Site



Basin Fringe



Santa Fe County
Growth Management
Department
Planning Division



Aug. 10, 2011
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POTENTIAL SCENARIOS FALL INTO FIVE BASIC CATEGORIES:

- Community and Economic Development
- Preservation and conservation
- Sell Property
- Exchange Property
- Do nothing

DISCUSSION OF:

- RELATED CONSTRAINTS/REQUIREMENTS/RESOURCES
- HOW FOLLOW UP AND DECISION MAKING CAN BEST OCCUR.